



Planning and Zoning Commission

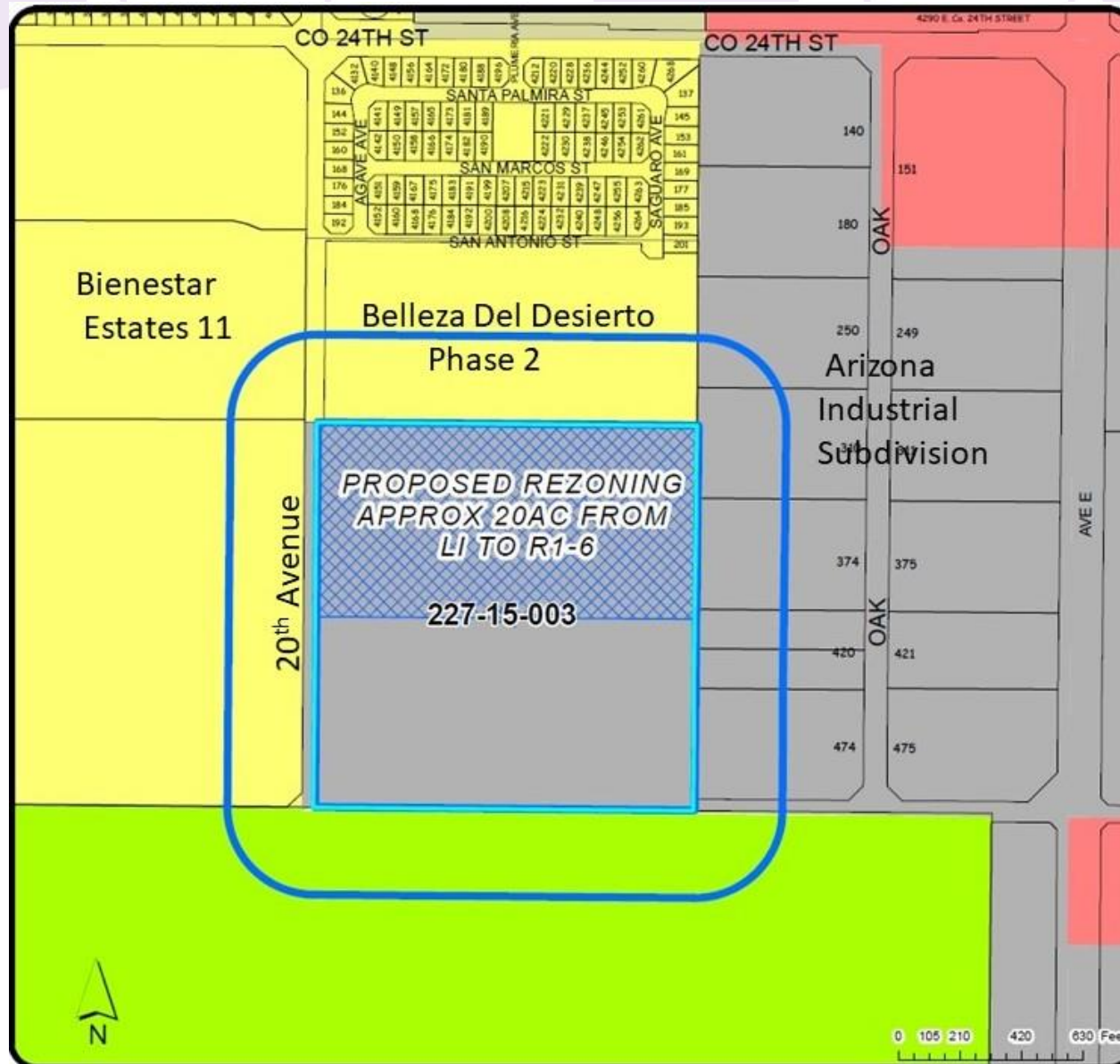
August 3, 2021

Rezoning Case No. 2021-0243

Request: To rezone of a parcel 19.95 acres from Light Industrial (LI) to Medium Density Residential (R1-6). Assessor's Parcel 227-15-003, north half, located east of 20th Avenue and south of Belleza Del Desierto Phase 2 subdivision.

The applicant is requesting the rezoning of the north half to R1-6 for the construction and development of a residential subdivision.

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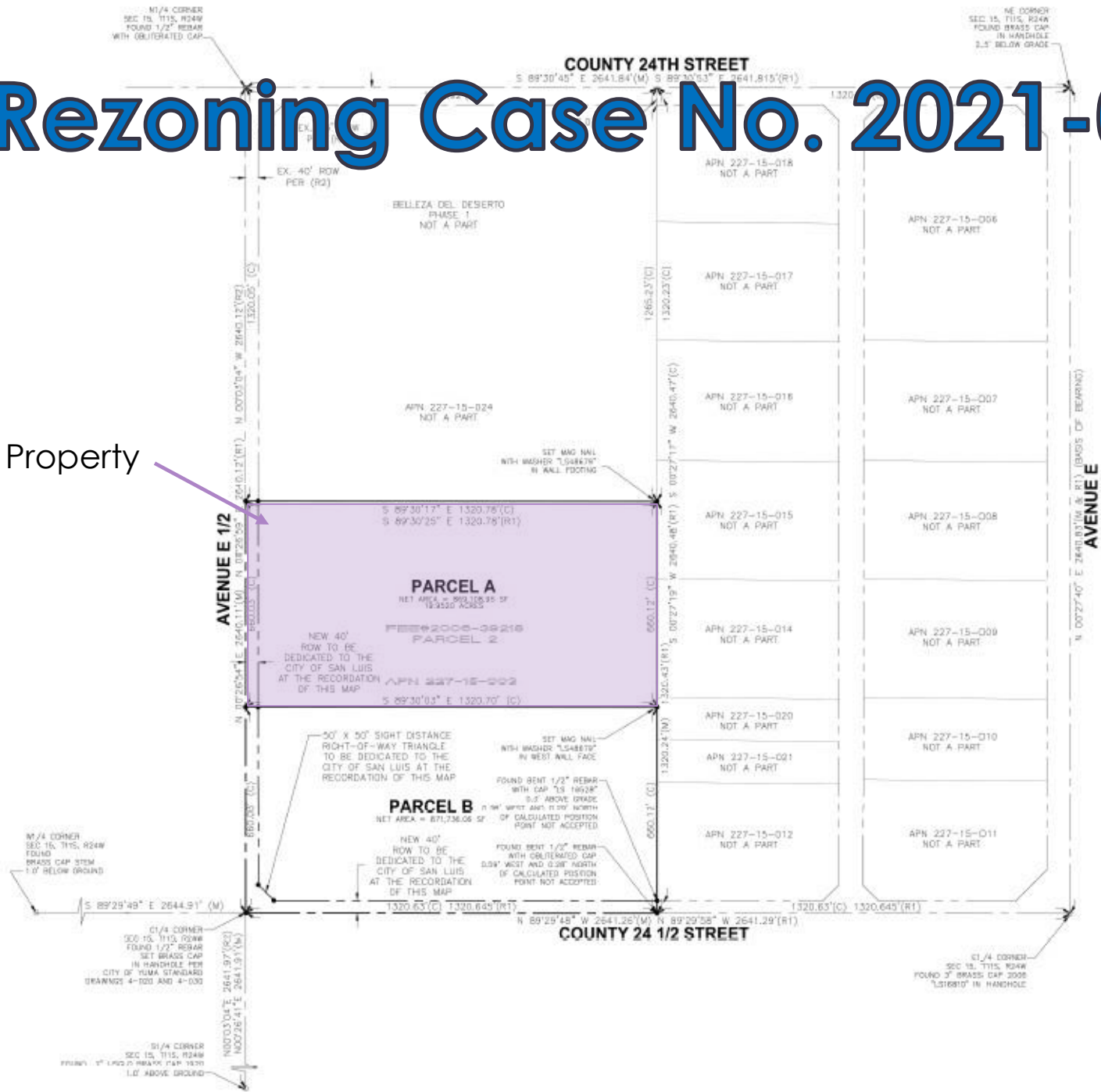


Location Map

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Subject Property



Lot Split

Rezoning Case 2021-0243

Santa Cecilia
1 & 2

Santa Cecilia
3 & 4

Avenue E

County 24th St.

Bienestar
Estates 11

Belleza del
Desierto 1 & 2

Arizona
Industrial
Subdivision

20th Avenue

Rezoning Case 2021-0243

Aerial View

Rezoning Case No. 2021-0243

Staff Recommendation:

Staff recommends approval of Rezoning Case No. 2021-0243 with the following conditions of approval:

CONDITIONS OF APPROVAL:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.
2. Development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.
3. The owner/applicant shall dedicate appropriate right-of-way to the City along 20th Avenue (Avenue E 1/2) alignment in accordance with the standards for right-of-way as provided by the City General Plan. Dedication of said right-of-way shall occur at such time and in such manner as required by the City of San Luis subdivision regulations.

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Recommended Motion:

I MOVE TO FORWARD REZONING CASE NO. 2021-0243 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.